

CITY OF COLUMBUS

Walesboro Airport Redevelopment

Columbus Redevelopment Commission Presentation

March 21, 2016



Consulting Team

- Chris Hamm, AICP – Project Manager
- Sean Downey, PE – Project Engineer

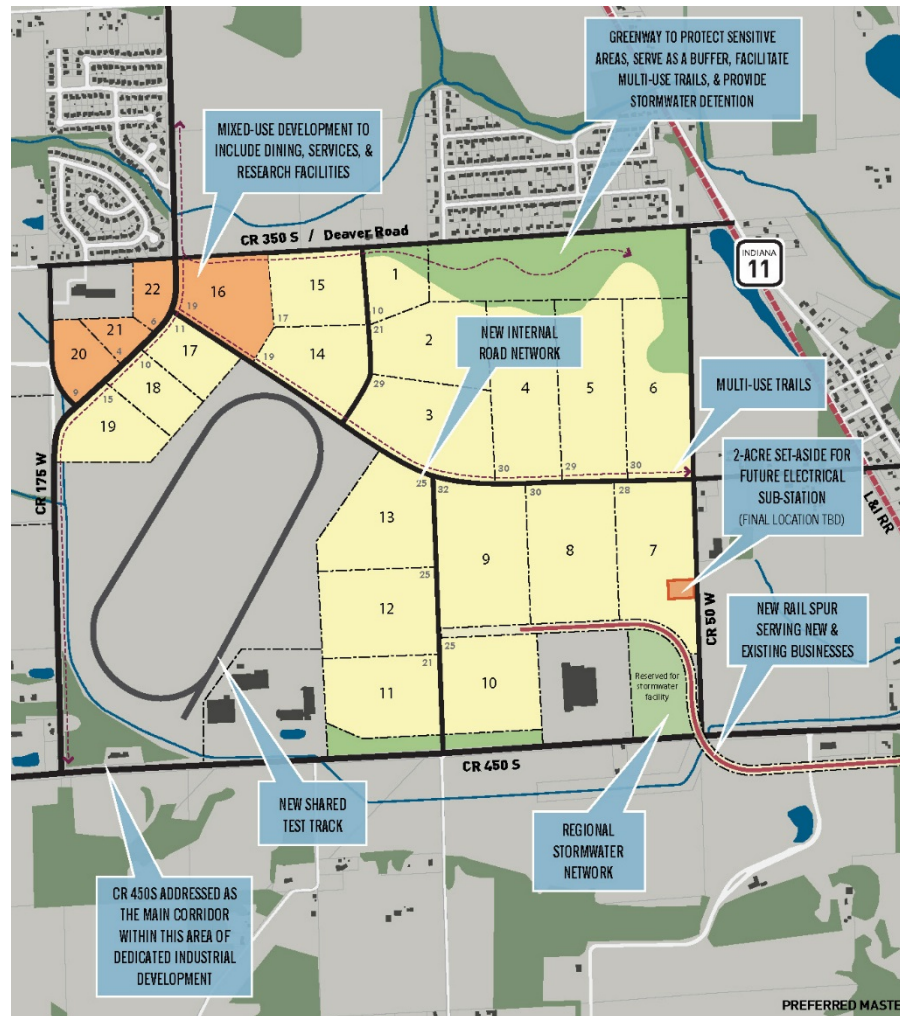
Agenda

- Project Scope
- 2012 Master Plan Review
- Development Plan
 - Plan Layout and Phasing
 - Preliminary Engineering
 - Cost Analysis
 - Value Engineering Options
- Fiscal Impact Analysis
 - Concept Buildout Plan
 - Estimated Tax Impacts

Project Scope

- Why the process was initiated
- Key elements of the project:
 - Review of previous plans
 - Conceptual development and phasing
 - Preliminary engineering analysis
 - Estimate of long-term fiscal impacts

2012 Concept Plan Review



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2012 Concept Plan Review

- Key Elements:
 - Tenant attraction
 - Rail service to site
 - Test tracks (existing and proposed)
 - Lot layout
 - Floodplain and stormwater management
 - Commercial center
 - Development phasing

Proposed Development Plan

- **Proposed Phasing**
 - Five (5) proposed phases
 - Initial phases
 - Approximately 146 developable acres
 - Thirteen (13) lots (may be combined to make fewer larger parcels)
 - Alternative next steps
- **Total Lot Layout:**
 - 39 proposed lots (Eight (8) in Phase 2)
 - 516 developable acres (116 acres in Phase 2)
 - Lot sizes and shapes
 - Interior and exterior improvements

Proposed Development Plan

Walesboro Industrial Area



Parcel Plan and Options
January 2016

Proposed Development Plan

	Developable Area (acres)	Identified Number of Lots
PHASE 1A	86.9	8
PHASE 1B	59.1	5
PHASE 2	116.4	8
PHASE 3	136.8	10
PHASE 4	117.4	8
TOTAL	516.6	39

Proposed Development Plan with Test Track

Walesboro Industrial Area



Parcel Map with Test Track
January 2016



Proposed Development Plan w/o test track

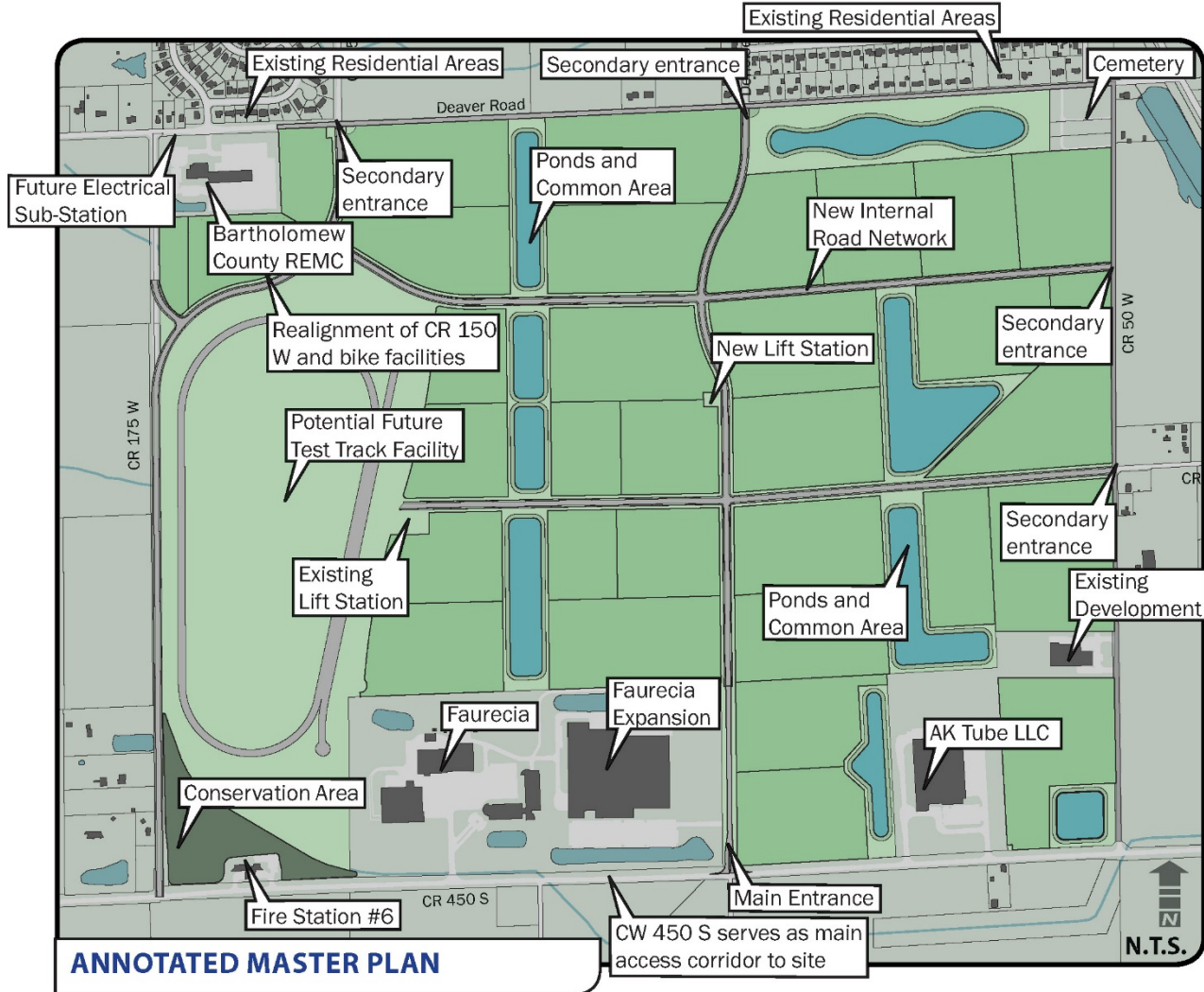
Walesboro Industrial Area



Parcel Map without Test Track
January 2016



Annotated Master Plan



Preliminary Engineering

- **What is Preliminary Engineering and what does it entail?**
- **Evaluation of Existing Infrastructure**
- **Determination of New Infrastructure**
 - Roads
 - Detention Ponds
 - Storm sewer
 - Sanitary and Water
 - Earthwork
 - Dry Utilities (Gas and Electric)
- **Major Site Constraints, Requirements and Standards Impacting Design**
 - Existing Walesboro Lift Station
 - FEMA Flood Reduction Requirements
 - City Stormwater Standards – Rip rap for Wet Ponds
 - External Thoroughfare Improvements
 - Thoroughfare/ right-of-way standards (curb and gutter, bike lanes, sidewalks)
 - Significant Demolition on Eastern half of Site

Preliminary Infrastructure Cost Estimates

- **All Phases include major infrastructure improvements:**
 - Internal Roadway improvements
 - Detention Ponds
 - Gravity sanitary sewer, watermain and storm sewer
 - Mass grading of parcels (providing shovel-ready lots)
- **All Phases but 1A include additional infrastructure improvements:**
 - Phase 1B includes a new lift station and realignment of C.R. 175 W
 - Phase 2 includes improvements to existing C.R. 175 W and the completion of the realignment to C.R. 150 W
 - Phase 3 includes road improvements along Deaver Road and lift station upgrades
 - Phase 4 includes road improvements along C.R. 50 W

Preliminary Infrastructure Cost Estimates

PHASE	ITEM NAME	AMOUNT
Phase 1A	Construction Subtotal	\$5,375,000
	Contingency (20%)	\$1,075,000
	Soft Cost Allowance	\$1,290,000
	Total Phase 1A Cost	\$7,740,000
Phase 1B	Construction Subtotal	\$4,852,000
	Contingency (20%)	\$971,000
	Soft Cost Allowance	\$1,164,000
	Total Phase 1B Cost	\$6,987,000
Phase 2	Construction Subtotal	\$6,847,000
	Contingency (20%)	\$1,369,000
	Soft Cost Allowance	\$1,644,000
	External Thoroughfare improvements (C.R. 175 W)	\$1,750,000
	Total Phase 2 Cost	\$11,610,000

** The TOTAL PROJECT COST includes additional substantial cost items and is reflective of a design that adheres to all City standards and recommendations. The TOTAL PROJECT COST does not reflect consideration of potential value engineering items. Consideration of these value engineering items is highly recommended before development of the site is initiated. Reference project report for additional information regarding value engineering options.*



PHASE	ITEM NAME	AMOUNT
Phase 3	Construction Subtotal	\$8,610,000
	Contingency (20%)	\$1,722,000
	Soft Cost Allowance	\$2,066,000
	External Thoroughfare improvements (Deaver Road)	\$2,140,000
	Total Phase 1A Cost	\$14,538,000
Phase 4	Construction Subtotal	\$6,832,000
	Contingency (20%)	\$1,366,000
	Soft Cost Allowance	\$1,640,000
	External Thoroughfare improvements (C.R. 50 W)	\$2,140,000
	Total Phase 1B Cost	\$11,978,000
All Phases	Construction Subtotal	\$32,516,000
	Contingency (20%)	\$6,503,000
	Soft Cost Allowance	\$17,804,000
	External Thoroughfare improvements	\$6,030,000
	Total Phase 2 Cost	* \$52,853,000

Value Engineering Options

- Plan was developed to meet expectation and requirements of local development standards.
- In some cases, this has led to more costly development alternative than found in competing communities.
- Alternatives have been identified that should be discussed locally as a way to mitigate anticipated development costs.
 - Detention Ponds
 - Roadway Layout
 - Bike Lanes
 - Stormwater Conveyance

Value Engineering Options

■ Detention Ponds

- Potentially require individual parcel buyers to excavate and construct detention ponds
- Master plan would still be in place for location of ponds
- Would allow some public-private cost sharing for construction

■ Roadway Layout

- Potentially remove roadway fronting parcels 11, 23, and 24 through 27
- Removal reduces costs associated with pavement, curbs, pathways, storm sewer, sanitary lines, water, gas, electric, and lighting

Value Engineering Options

- **Bike Lanes**

- Potential removal of bike lanes as part of external thoroughfare improvements

- **Stormwater Conveyance**

- Potentially eliminate curb and gutter along roadways
- Removal would result in a reduction in storm sewers, by using swales to help convey stormwater

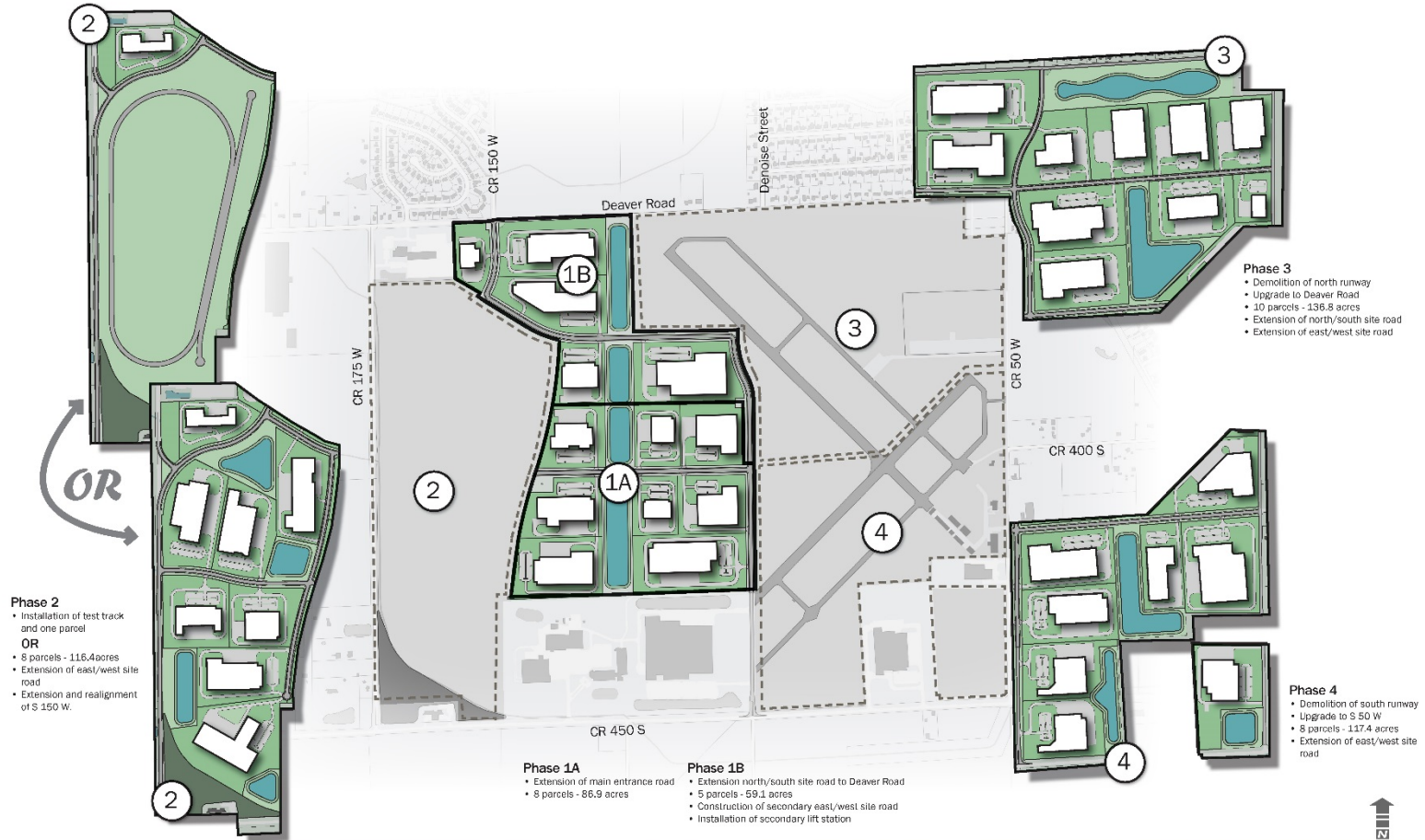
Value Engineering Options

SITE SPECIFIC SUBSTANTIAL COST ITEMS	
ITEM NAME	AMOUNT
External thoroughfare improvements on CR 175, CR 150, Deaver Road and CR 50	\$6,030,000
New additional lift station and force mains	\$954,000
Additional sanitary sewer to decommission Arvin Lift Station	\$224,000
Wave protection rip-rap around detention ponds per City requirements	\$1,646,000
Large diameter storm sewer pipe for flood conveyance from west side of site	\$224,000
Demolition of runways and existing storm sewers	\$1,970,000
TOTAL	\$11,048,000

POTENTIAL VALUE ENGINEERING COST SAVINGS	
ITEM NAME	AMOUNT
Require developers to excavate and construction detention ponds	\$9,000,000
Remove roadway currently fronting parcels 9, 10 and 24-27	\$3,100,000
Remove bike lanes as part of external thoroughfare improvements	\$1,050,000
Eliminate curb and gutter in lieu of swales to convey stormwater	\$2,000,000
TOTAL	\$15,150,000

Concept Buildout Plan (Phasing)

Walesboro Industrial Area



Conceptual Development Plan and Options
January 2016



Conceptual Plan (full buildout with test track)

Walesboro Industrial Area

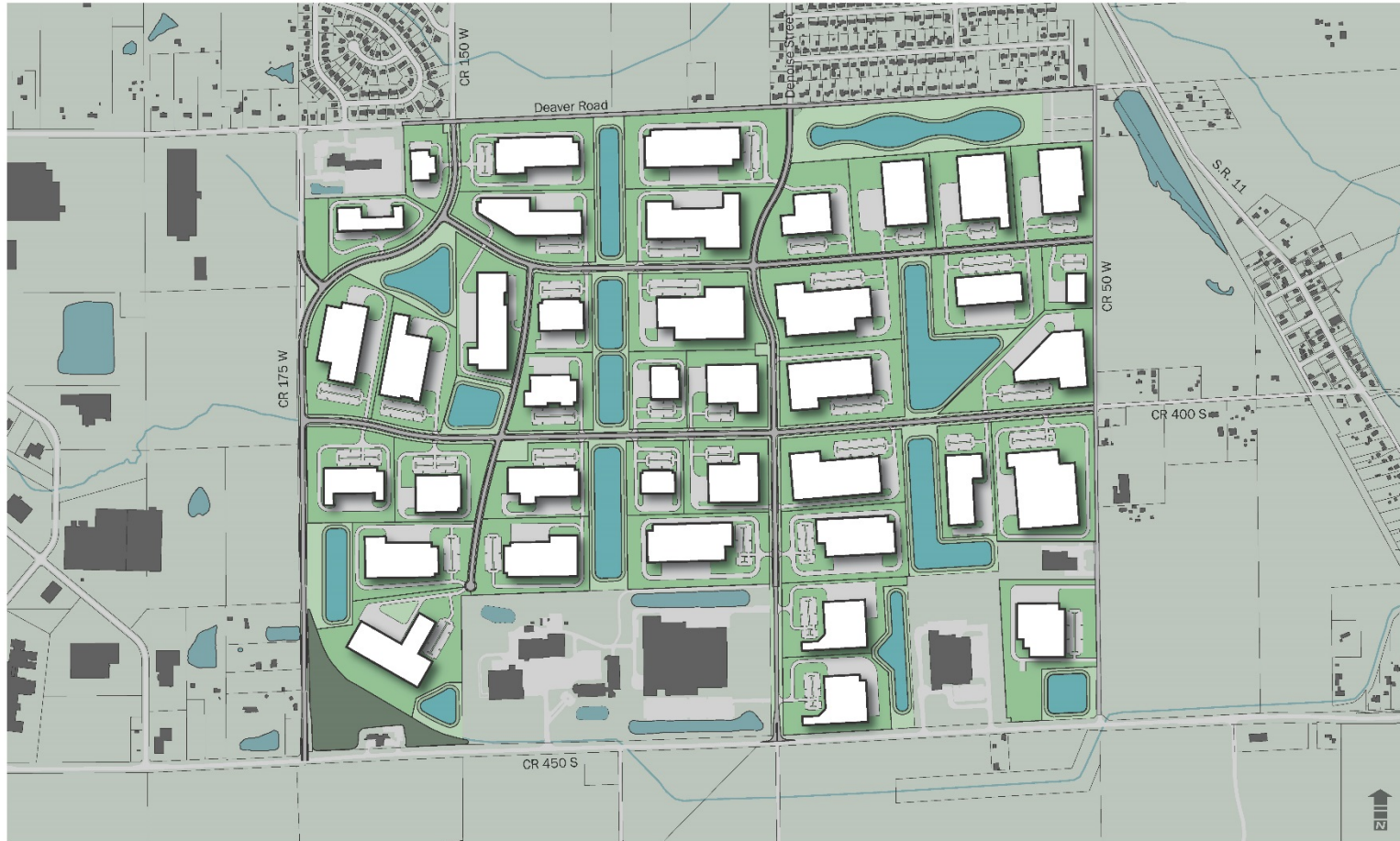


Conceptual Development Plan with Test Track
January 2016



Conceptual Plan (full buildout w/o test track)

Walesboro Industrial Area



Conceptual Development Plan without Test Track
January 2016



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Estimated Fiscal Impact

	Estimated Annual Real Property Tax at Buildout	Estimated Annual Personal Property Tax at Buildout	Estimated Annual LOIT at Buildout
PHASE 1A	\$1,314,430	\$954,752	\$379,704
PHASE 1B	\$893,933	\$649,319	\$258,234
PHASE 2	\$1,760,640	\$1,278,862	\$508,603
PHASE 3	\$2,069,205	\$1,502,993	\$597,739
PHASE 4	\$1,775,766	\$1,289,849	\$512,972
TOTAL	\$7,813,974	\$5,675,775	\$2,257,252

Reference project report for assumptions and mythologies used to develop estimates.



Economic Development Tools

	Estimated Annual Real Property Tax at Buildout	Estimated Infrastructure Cost (Hard and Soft Costs)	Estimated Construction Fund Bond Capacity
PHASE 1A	\$1,314,430	\$7,740,000	\$15,000,000
PHASE 1B	\$893,933	\$6,987,000	\$10,000,000
PHASE 2	\$1,760,640	\$11,610,000	\$19,000,000
PHASE 3	\$2,069,205	\$14,538,000	\$22,000,000
PHASE 4	\$1,775,766	\$11,978,000	\$19,000,000
TOTAL	\$7,813,974	\$52,853,000	\$85,000,000



Reference project report for assumptions and mythologies used to develop estimates.

QUESTIONS



CONTACT INFORMATION

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